



AMENDMENT NO. 1

to the

***DECLARATION OF PLANNED
COMMUNITY***

OF

WYNCREST ESTATES

By

Wyncrest Development, Inc.

Mail To:

Wyncrest Development, Inc.
375 Golfside Drive
Wexford, PA 15090

11/10/2016

**AMENDMENT NO. 1
TO
DECLARATION OF PLANNED
COMMUNITY
OF
WYNCREST ESTATES**

**LOCATED IN BUTLER TOWNSHIP,
BUTLER COUNTY, PA**

AMENDMENT, AUTHORITY AND SUBMISSION.

(a) The Declaration of Planned Community of Wyncrest Estates, "2007 Declaration" was recorded in the Recorder's Office at Butler County, PA, by Wyncrest Development, Inc. (the "Declarant") on May 14, 2007 as Instrument No. 200705140012035.

(b) The 2007 Declaration provides in Section 13.1 (a): "Number of Votes Required.the Declaration may be amended by vote of at least 67 percent of the Association and the consent of the Declarant". The Declarant is the owner of 33 of the total of 47 Lots (70%) of the real estate described as follows:

All those certain lots or pieces of ground known as the Lots 1-11, 13-17, 19, 20, 27, 28, 30, 33-36, 38-42, and 45-47 in the Planned Community of Wyncrest Estates as Recorded in the Recorders office of Butler County, PA in Plan Book Volume 298, pages 38, through 40, being 33 of the 47 Lots in the Community.

(d) Recission and Amendment This document shall serve to rescind and replace the following portions of the 2007 Declaration in their entirety:

**ARTICLE IX:
BUILDING AND USE RESTRICTIONS**

Section 9.1 Use Restrictions. The following shall be restrictions on the use of the Lots and Property.

(d) No outside storage upon any Lot for any truck, tractor, motorcycle, all-terrain-vehicle, mobile home, boat, boat trailer, house trailer, or other transportation device of any kind for more than seven consecutive days, unless approved by the Board. No owners or tenants shall repair or restore any vehicle of any kind upon any Lot visible

from any street. Vehicles may not be parked overnight on the streets. No motorcycles, motorbikes, all-terrain-vehicles, go-carts, snowmobiles or motor-powered vehicles shall be operated on any Common Facilities. The Board may adopt additional rules and regulations concerning the operation of vehicles in the Planned Community.

(p) The finished living area for any ranch or split-level type dwelling shall contain not less than 1,250 square feet; and any one and one-half or two story dwelling shall contain not less than 1,400 square feet. No basement level (whether finished or unfinished), porch, attic, or garage shall be included in square footage computation. All dwellings must have a two (2) car or larger garage.

(q) All driveways, walks and front stairs shall be constructed of poured in place concrete, asphalt, omni stone, precast paver stones or similar hard surfacing. The owner (or his home builder) shall construct and maintain the required public sidewalk and handicap ramp, if any, in front of his lot.

(s) All dwellings constructed on any Lot shall be finished with suitable exterior building material which shall extend to within six (6) inches of the finish grade of each Lot. Exposed plain concrete or regular concrete block foundations are prohibited. Solid poured concrete walls with a cast or embossed pattern are specifically permitted.


(w) In addition to the above required plantings, all Lots shall have a minimum of fifteen (15) shrubs planted in front of the dwelling within one year of occupancy.

IN WITNESS WHEREOF, the said Wyncrest Development, Inc. has executed these presents on the 10 day of Nov, 2016.

ATTEST:

WYNCREST DEVELOPMENT, INC. a
Pennsylvania Corporation.


Secretary

By 
Frank B. Zokaites, Vice President


ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF ALLEGHENY :

On this 10th day of Nov, 2016, before me, a Notary Public in and for said County, in the Commonwealth aforesaid, personally appeared **FRANK R. ZOKAITES** who being duly sworn according to law deposes and says that he is the Vice President of Wyncrest Development, Inc., and as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

In witness whereof, I have hereunto set my hand and seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deanna K. Cline, Notary Public
Reserve Twp., Allegheny County
My Commission Expires July 19, 2020


Notary Public
My Commission Expires:



I hereby CERTIFY
that this document is
recorded in the
Recorder's Office
of Butler County,
Pennsylvania


Michele M. Mustello - Recorder of Deeds